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FOR YOUR HOME SEE PAGE 24

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Total Average Net Circulation
33,191 July-December 2013

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Distributed in Dulwich, Crystal Palace and surrounding areas

Letter from the EDITOR

Cinemas. They're like buses. You wait years for one to come along then suddenly they all arrive at once. As well as the new East Dulwich Picturehouse, opening 30 March, West Norwood is also set to get its own movie screen in the not too distant future, again delivered by Picturehouse. Plus, the long-fought battle for a silverscreen in Crystal Palace continues unabated. That's a lot of movie-going for us lucky bunch. Find out more about the film – and foodie offerings – at East Dulwich Picturehouse on page 16.

We've also taken a moment this month to appreciate some of the area's design talent. South east London has always been known for its creativity, with art colleges and galleries galore, and this month we've decided to focus on those linked to the world of interior design, from lighting to home furnishings and even stage sets (we're talking Gaga's and Kanye's stage sets here – which I'm sure you'll agree is pretty exciting stuff).

In terms of interiors, we're also looking to the French for spring style inspiration. That laissez-faire approach to traditional chic is the look we're going for, but of course, we shall be approaching it in an entirely nonchalant fashion (oh, this amazing lounge? It's just a little something I threw together last weekend). Check out our best buys on page 24.

We're also hanging out in the kitchen, the most fun and functional room in the house. Or at least it should be... Whether you want the heart of your home to be on trend, timeless, or entirely bespoke, we've asked the experts how to make sure it's a place that you, your friends and family could hang out in for at least 10 years. Turn to page 28 to find out more.

Victoria

Victoria Purcell, Editor

Meet the south east Londoners making waves in design on page 12

The jumpers are coming off... we showcase spring's new style direction on page 45

Discover how to create a timeless kitchen on page 28

EYE OF THE BEHOLDER

This spring the V&A will present the only major retrospective in Europe of the work of the visionary fashion designer Lee Alexander McQueen. *Savage Beauty*, opening on 14 March, will feature a wide range of his designs, including some early rare pieces. See more at vam.ac.uk

Philip Treacy for Alexander McQueen, La Dame Bleu, S/S 2008

ARENA

{THE FINEST EVENTS IN LONDON THIS MONTH}

Envie d'Art, Florent Touchot, Battersea Power Station Grey

FAIR GAME

The Affordable Art Fair returns to where it all started at Battersea Park from 12-15 March, featuring an extensive selection of paintings, original artist-made prints, sculpture and photography on sale from £100-£5,000. Those new to art buying can be introduced to the UK's 'friendliest fair' with guided tours, education centres and workshops.
Discover more at affordableartfair.com/battersea

OBSESSIVE TENDENCIES

Magnificent Obsessions: The Artist as Collector, running until 25 May at the Barbican Centre, is the first major exhibition in the UK to present the fascinating personal collections of post-war and contemporary artists, including Peter Blake, Edmund de Waal, Damien Hirst and Andy Warhol.
Silk Street EC2Y 8DS; 020 7638 8891; barbican.org.uk

Damien Hirst, Murderme collection

Virtual reality

The Nether offers complete freedom – a new virtual wonderland providing total sensory immersion. Just log in, choose an identity and indulge your every desire... Running until 25 April at Duke of York's Theatre, *The Nether* is an intricate crime drama and haunting thriller set in 2050, which explores the consequences of making dreams a reality.
St Martin's Lane WC2N 4BG; 0844 871 3055; thenethertheplay.co.uk

A SEQUENCE FOR LENT

The Ionian Singers, with conductor and organist Timothy Salter, perform A Sequence for Lent in West Dulwich on Saturday 14 March. JS Bach's great funeral motet *Jesu, meine Freude* and Purcell's *Hear my prayer* continue the Lenten theme, alongside three motets for Maundy Thursday by Rubbra and Warlock's part song *All the Flowers of the Spring* and more. 7.30pm. Tickets £12, concs £10.
All Saints' Church, Rosendale Road SE21 8LN. To book call 020 8693 1051 or email info@ioniansingers.co.uk

Online
For even more great events in March see theresident.co.uk

KEEP THE FAITH

On the back of her recent Brit Award nomination, Paloma Faith heads to The O2 on 25 March. For tickets, see theo2.co.uk

Language of dance

York Dance Project continues its relationship with Robert Cohan CBE, one of the giants of modern dance, who this year celebrates his 90th birthday. The company's spring programme includes the world premiere of Cohan's *Lingua Franca*, his first new work in a decade, and heads to Sadler's Wells on 10 March.
Rosebery Avenue EC1R 4TN; 0844 412 4300; sadlerswells.com

PICTURES: JOHAN PERSSON, PARI NADERI

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JENNY ECLAIR

The Camberwell comedian looks forward to spring with a sense of optimism and a determination to get fit

It's coming. Spring is coming. And once again we'll put our necks out staring up at the sky hoping to see a yellow chink in its dull grey armour.

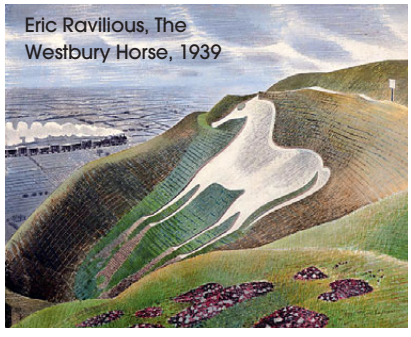
On a more positive note, I still have the daughter lodging and while she's a bit heavy on the cereal (and the mayonnaise and the cream cheese and the spinach and the avocadoes and the smoked salmon), she is quite good at getting me down to that gym. Ladies, if you're really looking for a fitness incentive, try accidentally picking up the wrong pile of laundry and attempting to get into your daughter's size 8 briefs. I tell you I was like a pig trapped in an elastic fence. I literally had my knickers in a twist and almost had to be cut out of them.

Personally I only find the gym bearable if I've got a decent podcast to listen to. Now I know lots of you will be ahead of the game on this one, and apologies for being a bit slow on the uptake, but a session on the treadmill is much more fun with *Serial* piping through your headphones.

Serial is a 12-part investigation into a real life murder and the conviction of a young Muslim teenager back in the 90s. It's free to download and will leaving you scratching your head over the outcome (not advisable on the cross trainer – Hold On Or You'll Fall Off is my motto).

New research suggests 20 minutes of rigorous walking a day keeps you fit. Good news – it takes me 20 minutes to walk to Blackbird Bakery and back!

But for gymophobics, fret not, new research is suggesting that 20 minutes of rigorous walking a day is enough to keep us all living forever. Well, good news, it takes me exactly 10 minutes to walk from my house to the Blackbird Bakery and exactly 10 minutes to walk back. Bingo! So if you see a plump middle-aged woman waddling up Denmark Hill loaded down with sourdough and sausage rolls, give me a wave. But whatever you do, don't give me a lift.



Eric Ravilious, The Westbury Horse, 1939

THREE REASONS TO BE CHEERFUL THIS SPRING

1 Lamb, with mint sauce (sorry vegetarians).
2 The East Dulwich Picturehouse opens soon, but if you're bored of waiting you should check out Whirled Cinema, an independent members' only cinema in a railway arch in Loughborough Junction.
3 Eric Ravilious opens at Dulwich Picture Gallery on 1 April with over 100 of his beautifully detailed watercolours. Speaking of art, the old man bought me some oil pastels recently. It's been a long time since I've gotten into such a mess during an experimental art session that I had to hose myself down. Great fun, but not to be used near a white sofa.

SHOTBYTHESHERIFF.CO.UK

GO CREATE

Creativity abounds in south east London. Meet four masters of their crafts, from the emerging to the award-winning

Words KAREN JENSEN-JONES

Es Devlin

International stage designer

The most striking thing about stage designer and East Dulwich resident Es Devlin is not her impressive CV, numerous awards and recent OBE, but her refreshing affability and modesty.

There's no doubt that her drive and dedication have catapulted her to the very top of her profession with projects ranging from small-scale theatre to the most prestigious global events. Whether it's creating stage sets for Lady Gaga – who visited her former studio in Peckham to look at some designs – Kanye West and Miley Cyrus, or pushing the boundaries in her daring theatre, dance and opera designs, she is the leading lady.

When you're doing a show you make a statement about the space

'When you're doing a show you make a statement about the space and the space is invested with the energy of the statement,' she says.

Not content with designing the London 2012 Olympics Closing Ceremony, Es is currently designing the Rio 2016 Opening Ceremony as well as *Hamlet* (with Benedict Cumberbatch) at The Barbican and *Carmen* on the lake in Austria.

It's a whirlwind for the mother of two who, in the midst of her demanding schedule, can still design the set for her daughter's school play.

esdevlin.com

Es Devlin (left) worked on the London 2012 Closing Ceremony set design

Mini modern's new Equinox wallpaper

Mini Moderns

Contemporary homeware brand

Camberwell-based designers Keith Stephenson and Mark Hampshire, who launched Mini Moderns almost 10 years ago, specialise in applied pattern on wallpapers, fabrics, cushions, rugs and ceramics. Heal's were quick to spot the appeal of their brand and snapped up their first collection. The company has since gone from strength to strength.

'We still work in the same way where we conceive the collection themes together with our inspiration coming from childhood memories, literature and our travels at home and abroad,' explains Keith, who concentrates on the illustrations and artwork. 'We're not influenced by trends, preferring to create a mood or a story that will evoke something in our customers.'

Our collection themes are inspirated by childhood memories, literature and travel

Using their own distinctive colour palette with only 12 colours, made from 90% recycled waste paint, their premium grade emulsions include Washed Denim, inspired by the well-worn overalls of north-east fisherman and Tangerine Dream, evocative of 70s British interiors.

'Our paint colours co-ordinate with the whole range of our products and are inspired in the same way,' says Mark who works on range development and colourways. 'When we know something is right we call it the 'Mini Modern clank!'

The 'clank' most certainly happened with their three latest Hinterland prints, P.L.U.T.O, Equinox and Gulls, and their striking new enamel range in collaboration with design-led gift company Wild & Wolf.

minimoderns.com; 020 7737 6767

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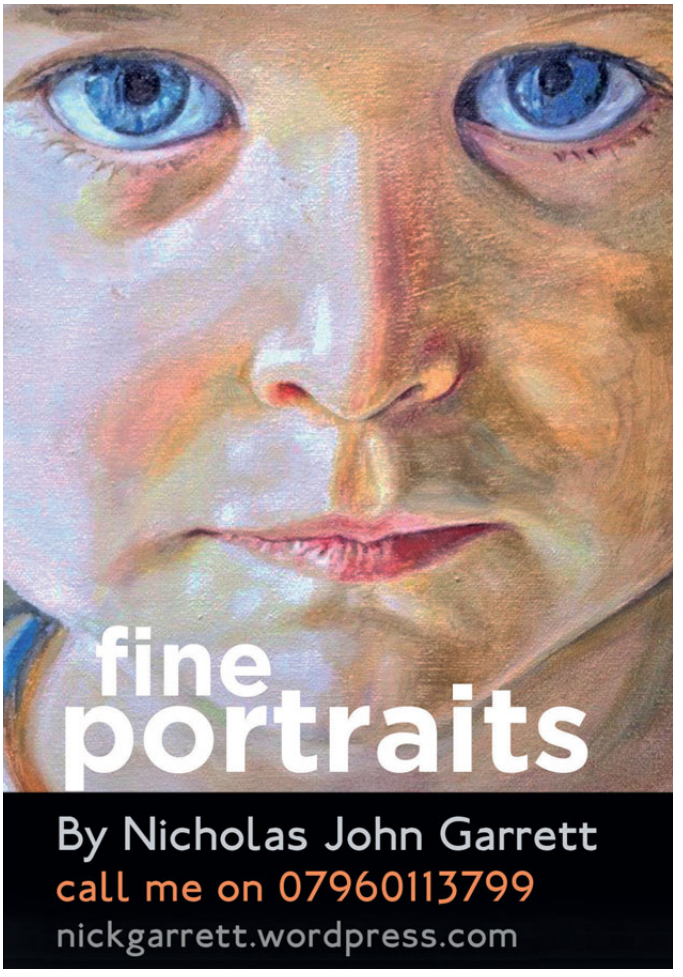

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Jermaine Oscar Gallacher

Furniture collector & interior designer

Jermaine Oscar Gallacher's interest in furniture and design began at an early age. He studied Illustration at Camberwell College but it was inevitable that he would one day return to his love of interiors.

'Whenever I was invited to somebody's house I would find myself re-arranging their furniture,' says Jermaine. 'I had a strong instinct about how to style a room and I still use that skill today. Growing up in a typically 80s home with a black lacquered table, pot plants and a cork chimney breast has

I've always had a strong instinct about how to style a house

certainly influenced my work, and modernist forms always appeal to me.'

After graduating, Jermaine set up the Peckham Hotel and nightclub with Frank Boxer (of Frank's Cafe) and Coco Bayley, a restaurant consultant, working on the design of the hotel. These days, Jermaine spends much of his time sourcing objects for clients with a keen interest in emerging 20th Century designers.

'There are no hard and fast rules in interior design because really, anything goes,' says Jermaine, 'but it's the pieces and colours you choose and how you put them together that's key.'

jermaineoscar.tumblr.com; 07891 111 787

Jermaine with one of his collector's pieces in Borough

Sharon Marston

Bespoke sculptural light installations

Dulwich-based lighting designer Sharon Marston's lighting installations blur the boundaries between art and product design. Her breathtaking collections are hand crafted in her studio with a team of engineers using traditional materials and fibre optic technology.

'I work with woven metals and luxurious materials such as hand blown glass and fine bone china,' explains Sharon. 'I'm currently working on a piece for a company using diamonds, which is a new material for me, so there's always something to learn.'

Lighting can make an environment, not just in ambiance but also physically

With clients ranging from 5-star hotels to the V&A Museum and individual clients, Sharon has seen a change in the way her lighting has been perceived.

'People understand that lighting can make an environment, not just in ambiance but also physically,' she says.

Sharon's lighting installation for the King Abdullah Sports Stadium, Saudi Arabia

'I've had clients who've commissioned my designs as a space, whether it is an entire ceiling within a home or a backdrop to a hotel lobby, the work has been pushed in a more theatrical direction. I have a strong style that's transcended through my work.'

Future collaborations for the designer include Citroen car launches in Paris, one-off installations for prestigious art fairs and even projects with dance choreographers.

sharonmarston.com; 020 8670 4644

PICTURE THIS

After years of campaigning for a cinema in the area, East Dulwich Picturehouse is finally set to open, delivering more than just movies

Words KAREN JENSEN-JONES

'It's been a long time coming,' says Dena Blakeman, marketing manager for East Dulwich Picturehouse. 'I've campaigned for many years to get this off the ground and I'm so excited, not only for myself and my family, but for the whole community, that it's finally happening.'

The hoardings surrounding St Thomas More Hall have come down and the new cinema will open its doors on 20 March. You can expect three screens, state-of-the-art digital projection and sound technology, as well as a destination cafe/bar boasting creative food, boutique beers and proper coffee.

With over 20 years' experience in the film industry, as a film critic and in marketing, Dena's love of film is what prompted her campaign for a local cinema, and finding the right location and premises was key to the success of it.

'Living locally meant I could keep an eye out for the right opportunity and after exhausting many other buildings, St Thomas More Hall, which is owned by the church, became a promising option. It's a beautiful old building with lots of history and, fortunately, the church were very keen that the hall should continue to serve the community, and not be sold to developers,' says Dena. 'They loved the idea of a cinema where everybody in the community would benefit and my first choice of operator, Picturehouse Cinemas, expressed an interest immediately.

A cafe/bar makes the occasion more sociable in a way that a carton of popcorn never can

'Picturehouse Cinemas has built its reputation on providing local communities with a diverse programme of films, with neighbouring Brixton, Clapham and Greenwich benefiting from their strong community ethos.

Once the build was under way, the usual bland protective hoardings around the site were livened up with colourful graffiti by Pure Evil, Roo and Claire Rye, a project headed up by local street art champion Ingrid Beazley. Thanks to her various projects, including Baroque on the Streets, which saw street artists reinterpret some of Dulwich Picture Gallery's Old Masters for Dulwich Festival 2013, East Dulwich has built quite the reputation for street art recently.

As well as the best mainstream films, independents, world cinema, art house films and documentaries, the cinema will also offer special clubs for pre-schoolers, university students and the over 60s. There's also an Alternative Content programme showing films live from the National Theatre, Royal Shakespeare Company, Bolshoi Ballet and the Met Opera.

Left: How the East Dulwich Piturehouse will soon look. Right: The cinema will also offer a cafe and bar

Street artist Pure Evil brought life to the hoadings on Lordship Lane as the cinema works took place

Alongside this impressive and diverse range of output there will be an equally impressive licensed bar and cafe.

'An all-day cafe and stylish bar will be an integral part of the Picturehouse,' confirms chef and general manager Amy Houston, a Picturehouse employee of many years. Amy also co-founded south London-based Blanch and Shock, a bespoke catering company known for its innovative ideas. 'It extends the cinema as a meeting place for any time of the day and evening and makes the occasion more sociable in a way that a carton of popcorn never can.

'We're offering simple breakfasts with our own Fairtrade blended coffee and artisan pastries during the week, and a hearty brunch at the weekends with chorizo and chilli scrambled eggs on sour-dough topping the menu. Light salad lunches with herbs from the roof garden and plenty of healthy options for the kids take the menu through to the evening, when light bites and quality wines and beers are on offer. And we'll be using local suppliers such as Franklins, Moxons and William Rose Butchers.'

A self-confessed foodie, Amy is keen to combine her passion for food and quality beverages with her love of cinema with theme nights to complement particular films. A Martini, shaken and not stirred, is perhaps an obvious choice for the latest James Bond film, *Spectre*, coming out later this year.

Expect some fun, film-related food themes

With Kids Club on Saturday mornings and an educational programme working closely with neighbouring schools, it seems there really is something for everyone at the East Dulwich Picturehouse, but if film really isn't your thing, and you can't be persuaded, then it's worth checking out if only for the chorizo and chilli scrambled eggs!

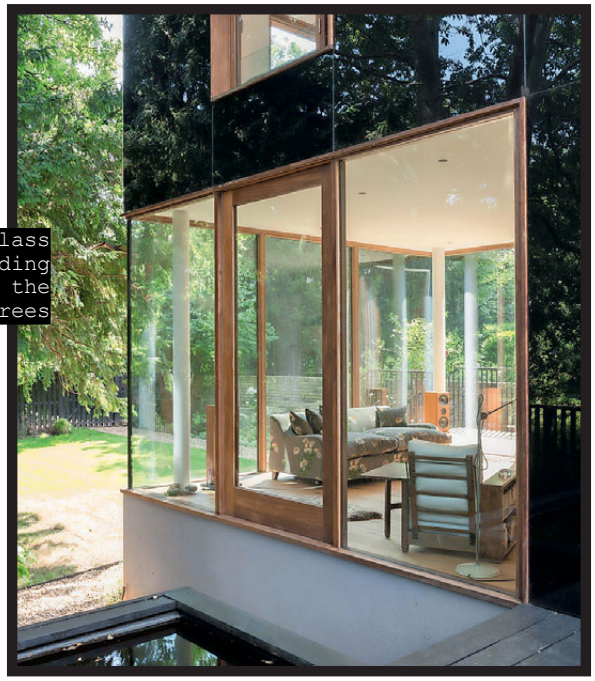
See picturehouses.co.uk

'WE'VE COME FULL CIRCLE'

The arrival of the new cinema seems to have stoked the gentrification debate. Lawrence Roullier White, of Roullier White boutique on Lordship Lane, has seen the area go through many changes and is baffled by the negativity...

'Lordship Lane keeps getting better and this is a source of great pride for the local community', says Lawrence. 'I have lived here all my life. When I was a child the Lane was a bustling high street full of independent shops. Unfortunately, in the 80s, most of these closed, but the new businesses that have opened have created something unique that is the envy of towns up and down the UK.

'It has been an organic process. Things spring up because people have a passion and they want to share that in an area they love. The winning formula is a culture of enterprising individuals in a discerning, engaged and supportive community. I used to go to the pictures at the old Odeon on Grove Vale, and with the opening of the Picturehouse, I feel the Lane has come full circle and is once again complete.'



Black glass cladding reflects the trees

AMONG THE *TREES*

Nature meets contemporary design at the stunning Tree House in Sydenham

Words ISOBEL DIAMOND

Nothing can quite prepare you for The Tree House. Hidden among a huddle of historic properties, the cube-shaped building, clad in black glass, has the dark and imposing glamour of a Hollywood hotel. Owner, Ken Martin, agrees that his home is a rare and rather special addition to its traditional setting within the Sydenham Park Conservation Area.

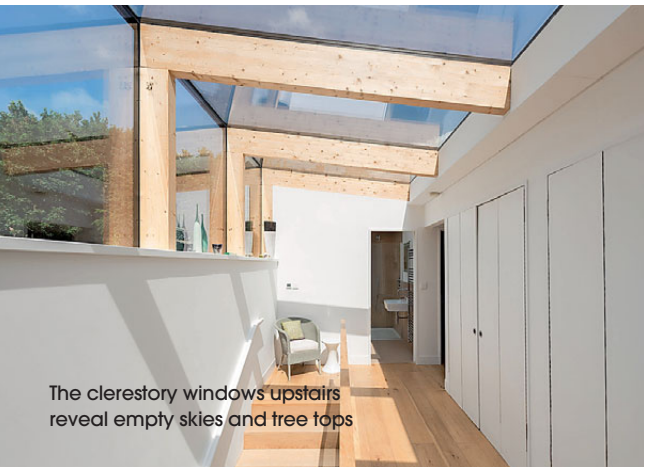
The expansive series of windows are impressive both inside and out. 'We wanted to feel like we were living in the garden.' Floor-to-ceiling panes of glass, nearly three metres high, flood the downstairs living area in light and there are serene garden views at every angle. 'We bought the property next door specifically to build this house,' he explains. The plot was large enough for two homes and The Tree House was given an enviable position right next to an area of protected woodland.

Internally, it has all the characteristics of a successful contemporary build: expansive open-plan living spaces, engineered oak flooring and crisp white walls, except for the downstairs bathroom, painted a cheery shade of powdery pink. 'That's because it is the powder room,' laughs Ken.

The 'big reveal moment' happens as you ascend the show-stopping staircase, where banisters were jettisoned in favour of a glass partition. The clerestory windows upstairs reveal empty sky, rooftops, and a luxuriant cluster of branches: 'That's why it's called The Tree House, because it's like living among the trees.'

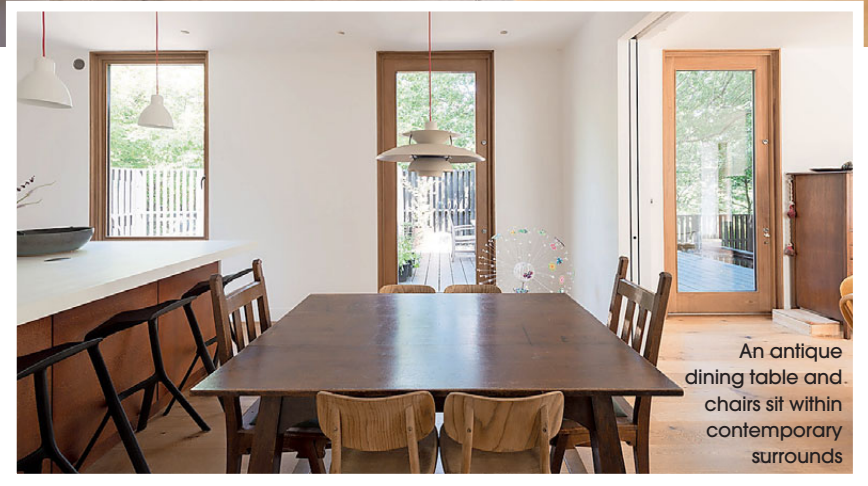
Ken enlisted sculptor and architect Ian McChesney to design his two-storey home. 'It was a challenge because it is a Conservation Area.' In collaboration with the planning office at Lewisham Council, they conceived the black glass cladding, which would reflect the surrounding trees. And the final design, with its modernist influences, was agreed upon.

With a plan in place, it was then left to Ken, a retired lawyer, to manage the



The clerestory windows upstairs reveal empty skies and tree tops

The open-plan living area is set out in zones



An antique dining table and chairs sit within contemporary surrounds

build and the interior fit out. He became the 'ringmaster' in the project. He managed a series of teams and made all the materials decisions, including the internal fixtures and fittings ('I sourced everything from specialists'). He even designed the kitchen: 'It's not difficult, it's all just straight lines, isn't it?' he says, modestly.

The contemporary layout could feel clinical and sparse, but Ken's decor decisions add warmth – he's furnished it with an eclectic assortment of vintage pieces 'collected over the years', from Scandinavian design classics to reclaimed antiques. There is no precise colour scheme, but bold shades make a striking contrast against natural wood finishes. The walls are decorated with artworks and treasured photographs.

Sliding doors divide the kitchen and living areas, which when open create one flowing space. The living area is set out in zones. A metallic grey wood burning fire by Dutch company Dik Guerts is the centrepiece. 'You do different things in different places – I'll read the papers over here,' says Ken, pointing towards a Liberty sofa designed by Russell Pinch, placed against the window.

Flanking the couch is a String storage unit designed by Nils Strinning in 1949, which holds a record player, albums and books. An oak Art Deco reading chair again by Liberty has built in shelves and table. This beautiful design piece is positioned for the sitter to look straight outside. 'If guests come we move the chairs around.' A beautiful smoky grey British shorthair cat, called Winnie, rests languidly in the corner.

At the opposite end of the room there are two Ercol sofas, one of which 'was ›

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SITE SPECIFIC

The Tree House was designed with the philosophy of modernism at its heart: flowing spaces, lots of natural light, integrity to materials and a clear relationship between the building and its surrounding environment. The property is entirely site-specific.

found in a skip' and a matching armchair, which Ken reupholstered in highly durable Alcantara material in a bright, buttercup yellow. This is also the place to view the 50-inch television, subtly hidden away in a specially designed cupboard.

The white lacquered kitchen with integrated Gaggenau appliances is sleek and modern. The 'pièce de résistance' is a large central island finished with a Corian worktop. The built-in sink creates a seamless finish. 'I had an island in my previous house that I liked,' says Ken. The through diner is a successful mix of old and new with an antique wooden table and chairs and finished with a shelf of teapots in cosies and egg cups. The Wise Box lighting system creates a range of moods for the space.

Upstairs there are four bedrooms, one is used as a workroom and Ken's teenage daughter has another. The master bedroom is a peaceful space with an en suite and antique furniture pieces. The bed is by Ambrose Heal and an Iverson rosewood dressing table is used as a desk. Ken was given these collector's items by friends.

Furnishings range from Scandinavian design classics to reclaimed antiques

The Tree House was designed with the philosophy of modernism at its heart: flowing spaces, lots of natural light, integrity to materials and a clear relationship between the building and its surrounding environment. Ken describes the property as 'site specific'.

It was also designed to adhere to the Lifetime Homes principles of good housing design, so it can be lived in and enjoyed by residents from birth to old age. This highly sustainable home – awarded a four-star rating for energy efficiency under the Code for Sustainable Homes – is kitted out with under-floor heating and triple glazing. 'It's very well insulated so it doesn't get too hot in summer, or too cold in winter.'

The Tree House exudes the serenity of the countryside, helped by the gentle sound of the garden water feature. Yet this sanctuary of calm has all the facilities of Sydenham and Forest Hill right on its doorstep. What more could you ask for?

The master suite has an Ambrose Heal bed and an Iverson rosewood dressing table

Find further projects by Ian McChesney at mcchesney.co.uk. The Tree House is on the market for £1,595,000 with themodernhouse.net

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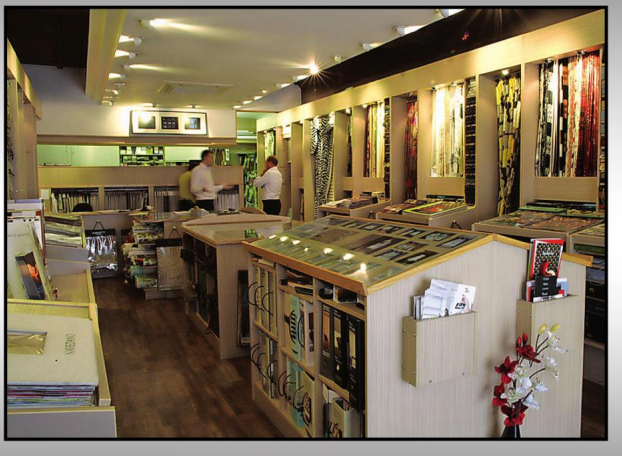

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KARA O'REILLY

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This contemporary Urbo bespoke kitchen designed by Roundhouse is matt-finished in Farrow & Ball's Down Pipe; roundhousedesign.com

THE TIMELESS EFFECT

Plan your kitchen carefully and it could last you a decade

Story KARA O'REILLY

Before you start

If you are planning a kitchen revamp, do your research and have a sense of what you need before meeting with a kitchen designer. 'It's always helpful if the client knows what they do and don't like, and if there are specific appliances that they would like incorporated into the design – such as a range cooker,' says Robert Burnett, Head of Design at Holloways of Ludlow (hollowayskitchens.com). 'Also think about how you use your kitchen and make sure the design matches your needs,' advises Jamie Telford, Director of Roundhouse (roundhousedesign.com). 'For example, are you a serious cook who needs acres of prep space and robust work surfaces, or do you do a lot of entertaining and need a dedicated dining area?'

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The benefits of bespoke

Go bespoke and these specialist companies really can make your dream kitchen come to life. 'For example, they won't say no when a customer asks if their cabinets can extend to the ceiling or if they want the worktop to be 955mm high,' says Robert. 'A bespoke kitchen gets designed to make the best of all the available space. Also, there is no limit on the size of the cabinet, the shape of the cabinet, the colour or type of material. Clients simply end up with a much finer, more practical kitchen with greater storage capacity.'

Current trends

'With pressure on every inch of space in urban homes, combined with the desire for a large social area, open-plan kitchens with a large, multifunctional island are the most popular,' says Jamie. 'Classic, hand-painted, "in-frame" kitchens appear to be making a comeback, particularly in period properties,' adds Robert. 'When considering the colour of your kitchen, soft, neutral tones such as minks and blue-greys are timeless choices.'

Timeless good looks

'Kitchens that display craftsmanship, functionality and are designed to be unique are more likely to withstand the test of the time, in the same way as a well-designed and crafted piece of furniture,' Robert concludes.

Kitchens that display craftmanship are more likely to withstand the test of time

This elegant Spitalfields kitchen by Plain English is truly timeless; plainenglishdesign.co.uk

This Suffolk kitchen by Neptune epitomises modern country chic; neptune.com

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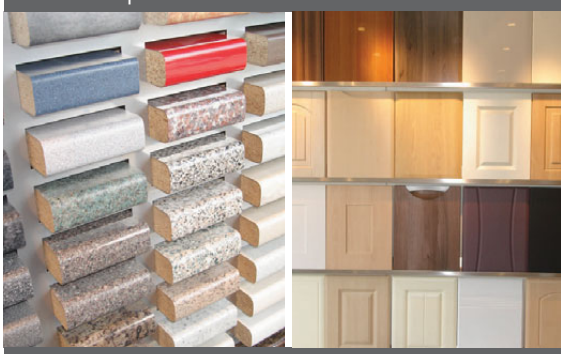

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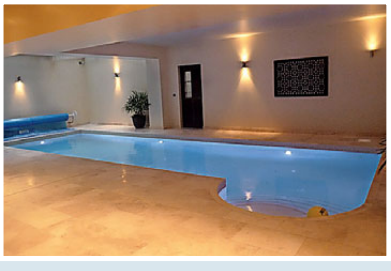
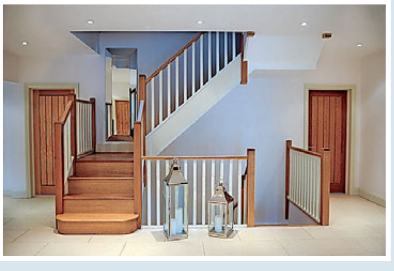

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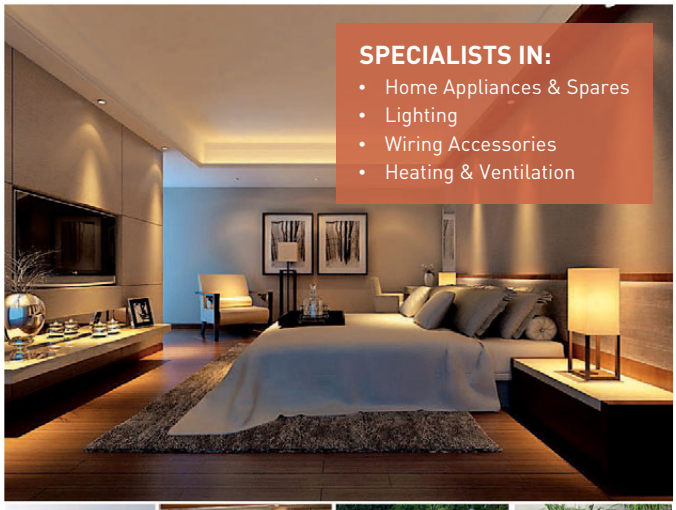

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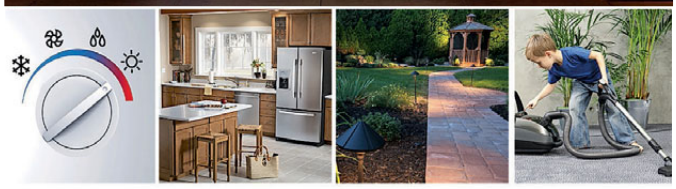

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TOM PARKER BOWLES

Double entendre? How bistros and brasseries – no, they are not the same – have made a difference to London's dining scene

It's a question that has baffled the finest minds for eons, an enigma so perplexing that even the greatest of Gallic philosophers are forced to shrug their shoulders and admit, 'Non, je ne sais pas.' But the conundrum in question relates not to matters metaphysical. Rather the markedly more important 'affairs de l'estomac', and the difference between la brasserie and le bistro.

But surely, I hear you cry, they are one and the same, merely two different names for two great French institutions? Plat du jours, vins de table, a smattering of much loved classics – l'escargots, soupe a l'oignon et al – and the usual elderly, somewhat dyspeptic waiters. Mais non. They are, in fact, two entirely different beasts.

Because the brasserie is traditionally all about the beer. Literally. They started off as breweries (brasserie means brewery) in Germany before being brought to Paris after the war of 1870 by refugees from Alsace Lorraine. Basic wooden chairs and tables were the norm. That is until rather more ornate and Belle Époque ostentation took over. One of the last remaining great brasserie alsacienne is Brasserie Lipp in Paris.

Anyway, with that small matter cleared up, let's coupe to la chase and jet back to London, and in particular South Kensington's La Brasserie (labrasserielondon.com), with its marble, chequerboard floor, and white-aproned waiters and immaculate steak tartare, coq au vin, confit de canard and crepes. I've been going for years and it never changes, very much part of its appeal.

Moving up a few levels, in both cooking and price, is Mayfair's immaculate Brasserie Chavot (brasseriechavot.com), which takes the classic brasserie, puts Eric Chavot, that brilliant chef, at the helm, and clads it in couture Dior. Exceptional beouf en daube, home-made crepinette with oysters and a cassoulet that could make a grown man cry. Très, très bon.

Bistrot de Luxe has never disappointed Tom

As for bistros, no-one does it better than the great Bruno Loubet

Brasserie Zedel (brasseriezedel.com), a baguette's hurl from Piccadilly Circus, is very much in the traditional mould. Fast service, beautiful Belle Epoque décor, cheap prices, fairly tightly packed tables, a vast menu, all cooked very well indeed. No wonder the place is constantly rammed.

As for bistros, no-one (save the Galvin brothers) does it better than the great Bruno Loubet at Bistrot Bruno Loubet (bistrotbrunoloubet.com) in Clerkenwell. Crisp pigs' trotters, rabbit and pork rilletes, mussels in cider and apple tarte Normande. Similarly beautiful is the ever-brilliant Galvin Bistrot de Luxe on Baker Street (galvinrestaurants.com), a place where I've never had so much as a mediocre bite. A cheaper option is Bistro Aix (bistroaix.co.uk) in Crouch End, which is endlessly reliable. Vive La France, indeed.

{ To see what upset Tom this month, plus news on what could be the next big thing, go to **theresident.co.uk** }

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One, two, three

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See triobellendenroad.co.uk

FOOD *NOTEBOOK*

Essential news for south London foodies

GREEN GODDESS

Tulse Hill vegetarian cafe Greenz runs five-week cookery courses on Sunday mornings (10am-11.15am) for just £100. You can also take single classes for just £25 each. Try the Wholesome Breakfasts class on Mother's Day (15 March). For further details see greenzrestaurant.com

Hot stuff

GAIL's Artisan Bakery is now baking hot cross buns fresh every day. The spiced sweet buns are made with plenty of butter, currants, sultanas and cranberries and glazed with spiced syrup for an extra sticky top (£1.25 each or £6.50 for six). Also available soon for Easter are bunny-ear cupcakes (£2.50) and bunny biscuits with cute little white icing tails (£1.50).

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Butcher is better

National Butchers' Week, which runs from 23-29 March, sees some of our local independent retailers demonstrate why butchers are best for range, service and convenience. Flock & Herd will be producing its special Peckham Porky sausage for the occasion, while Dugard and Daughters in Herne Hill will have its usual selection of Salt Marsh lamb, Gloucester Old Spot pork and rare-breed meats. For original, meaty recipe ideas like this sweet chilli beetroot and potato mash with steak (left), see the resident.co.uk

MUM'S THE WORD

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Words VICTORIA PURCELL

Expect non-standard ingredients as standard at Pedler

I want to move to Peckham. I love Brixton dearly, it keeps me very well in cool cocktail bars and hip foodie haunts, but in terms of food, Peckham has become a bit of a card shark – it keeps sneaking in a better hand. It used to be only for those in the know, with likes of Ganapati quietly serving up some of the best food in town, then along came Frank's Café, and suddenly an SE15 car park was *the* place to be. Then came Peckham Refreshment Rooms, loved by Jay Rayner, followed by Artusi, adored by me, and now we have Pedler, embraced, it seems, by the whole of Peckham Rye. We could barely move when we visited for brunch one Saturday morning. The place was packed with friends enjoying tea from vintage tea pots, families with young children and young couples restoring their energy levels with superfood juices after a long week at the office.

We were late. Owing to the fact that I had thought the number 37 bus frequent and friendly. It is not. And Brixton still hasn't latched on to black cabs. But we were ushered in with a smile and sat at the bar until a table became available (they were fully booked and had to do some shuffling to get us in. I felt bad about this).

Our table was soon ready, and after squeezing ourselves in (space is a little tight, but it's lively and bustling and fun), ordered one Pedler Breakfast and a ricotta, English air-dried ham and sage 'French Toasty'. The menu is all kinds of wonderful – kale and wild mushroom bruschetta with poached egg; avocado, slow roast tomatoes, lemon and quinoa sourdough. I almost wanted to treat it like tapas, but it's a good job I didn't, because the portions are generous.

I enjoyed my French Toasty at first, but I started to tire of it at the half way mark. The same way I tend to tire of risotto because it all gets a bit samey, you know? But I was able to pinch enough bits of the boyfriend's Pedler Breakfast to keep me happy (it comes with a gin sausage, a genius addition that probably has a lot to do with the fact that the guy behind Pedler also set up Little Bird Gin). Also upon this plate of wonder was Valley Smoke House Bacon, poached eggs, bone marrow, tomato, mushroom, rosti, house-made baked beans (a smoky combination of butter beans, chick peas and kidney beans) and – the pièce de résistance – a huge wedge of toast with maple salted butter. Sure, toast isn't supposed to be a showstopper, but with that maple salted butter, it really is.

58 Peckham Rye SE15 4JR; 020 3030 5015; pedlerpeckhamrye.com

COST
Brunch for two with soft drinks around £24

GOOD FOR...
Everything – from breakfast to cocktails, Pedler does it all

WHAT TO EAT...
The Pedler Breakfast is really innovative, I can't wait to try the dinner menu

WHAT TO KNOW...
Book – this place is super busy

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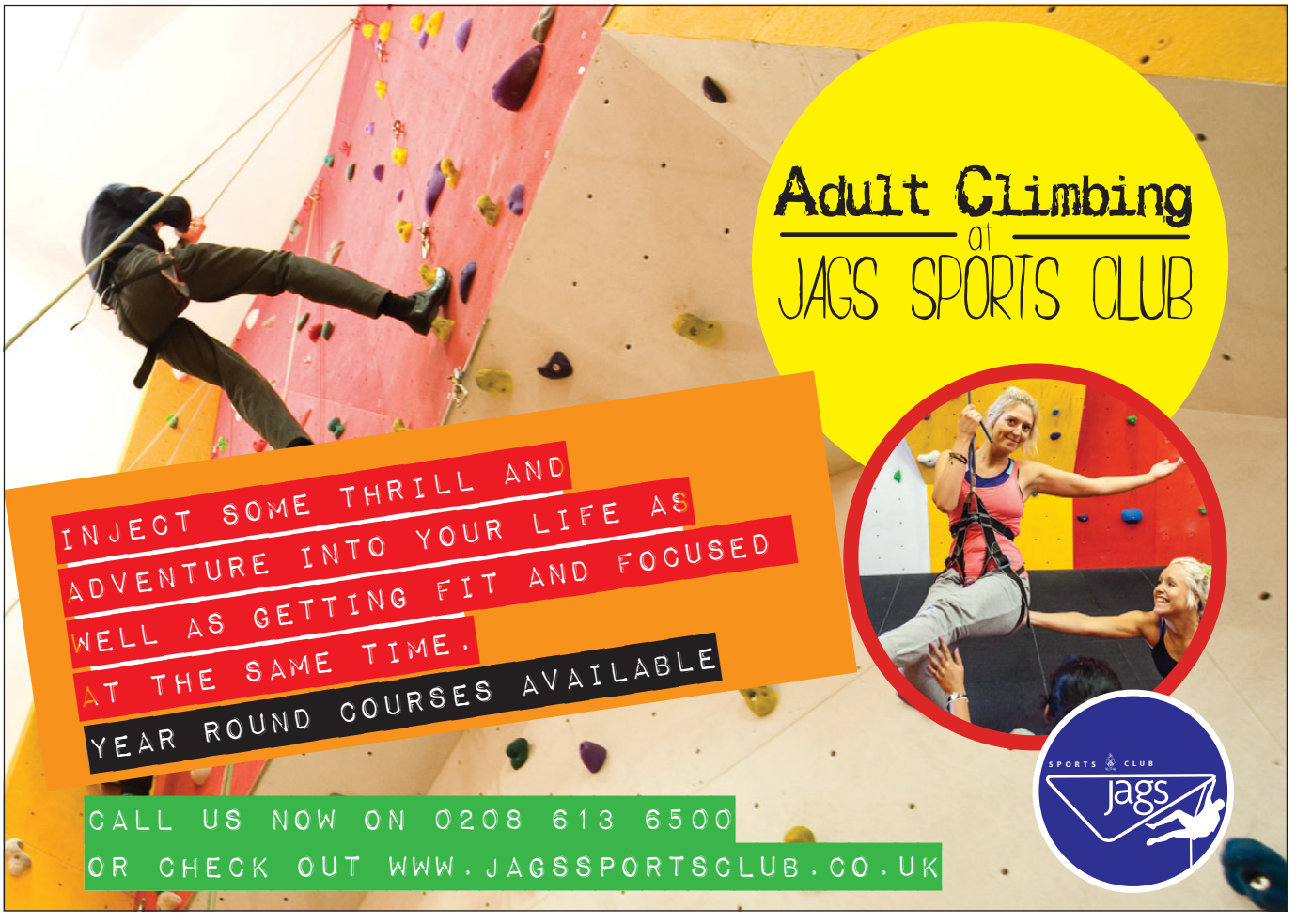

New season LOOKS

Shona Wallace showcases spring 2015's new style direction

Gucci silk striped scarf, £245, net-a-porter.com

Denim mini dress, £395, victoriabeckham.com

Bid adieu to your cosy cashmere coat: it's time for a sartorial spring clean. From chic stripes to all-white, the SS15 collections are awash with elegant pieces that'll easily translate into your wardrobe

Online
For more SS15 style see theresident.co.uk

Blazer, £250, J Crew, 165 Regent Street W1B 4ND

Tibi striped silk satin skirt, £665, net-a-porter.com

Gianvito Rossi denim boots, £475, harveynichols.com

All from jcrew.com

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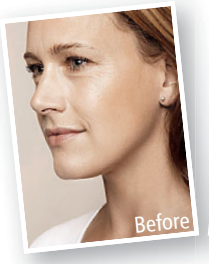

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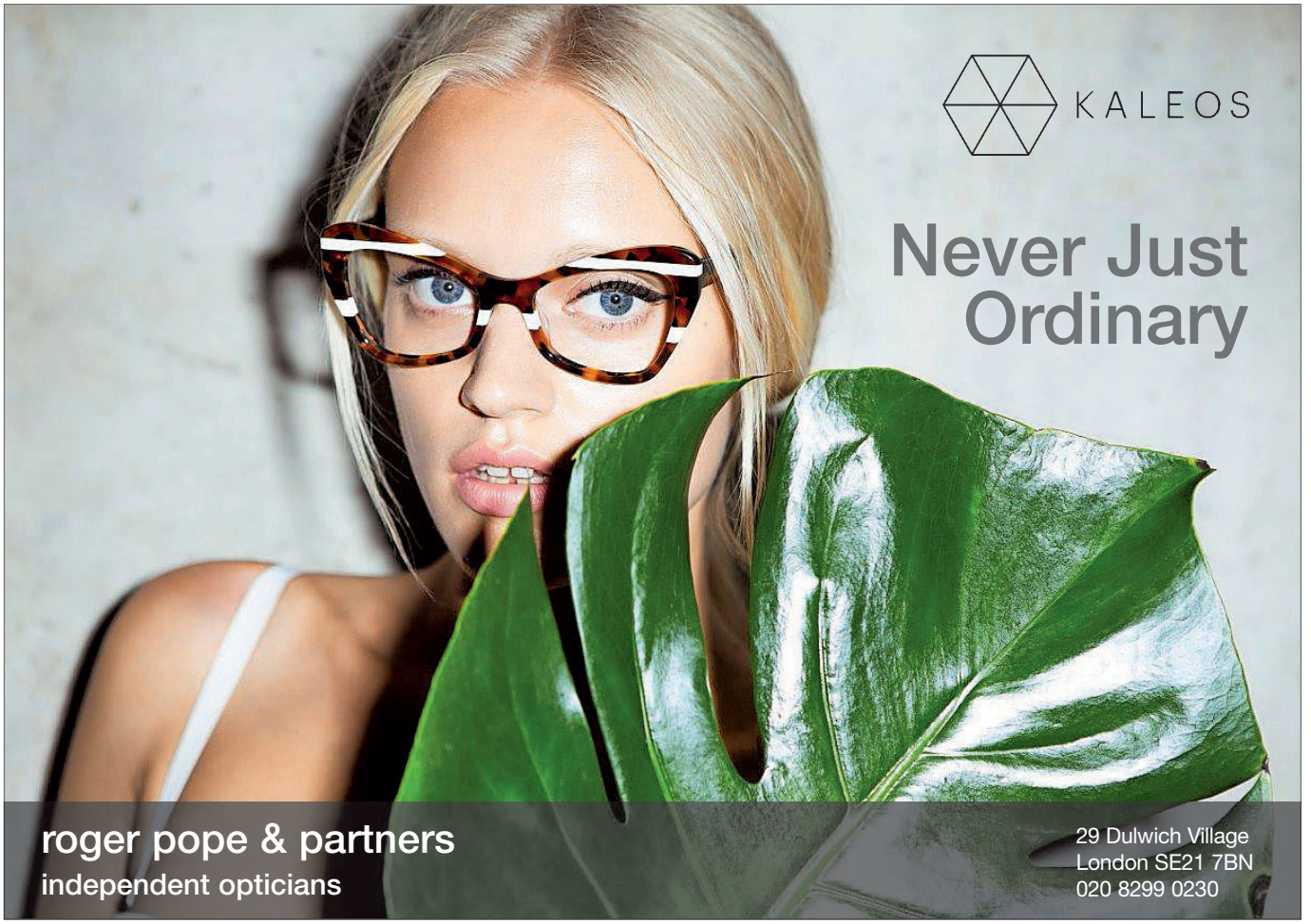

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- Upgraded playground facilities with a new, enlarged all-weather sports surface and a trim trail in the Nature Area

Please contact us regarding the availability of places and chance vacancies.

We look forward to meeting you!

ACTING UP A STORM

It has been announced that National Theatre: On Demand in Schools will be launching later this year, with three acclaimed National Theatre curriculum-linked productions made available free in every secondary school classroom in the UK. Danny Boyle's production of Frankenstein (right), and Nicholas Hytner's productions of Shakespeare's Hamlet and Othello will be free to stream on demand in the classroom for three years from September 2015. **Schools can find further information at nationaltheatre.org.uk/schools**

CATHERINE ASHMORE

Bum deal

South east London school students had an opportunity recently to quiz Arabella Weir – of The Fast Show, Skins and Drifters fame – about her career. The comedienne, actor and author, who coined one of the most famous catchphrases of the 1990s with 'does my bum look big in this?', visited Sydenham School where she spoke to hundreds of pupils.

Dartmouth Road SE26 4RD; 020 8699 6731

EDUCATION *NEWS*

The latest school success stories from south London

Sum of its parts

Sydenham High School's latest STEM (Science, Technology, Engineering, Maths) initiative to improve students' engagement with maths is having an impact outside as well as inside the school. Jointly developed by the junior and senior maths teams, the programme of highly visual games and three dimensional exercises has also been inspiring classes at St Joseph's RC Junior School in West Norwood, with support from HSBC's Global Education Programme – part of an on-going collaboration with the Girls' Day School Trust.

19 Westwood Hill SE26 6BL; 020 8557 7000; sydenhamhighschool.gdst.net

MOTHER OF ALL COMPETITIONS

Award-winning Dulwich based stores the dulwich trader, ed and tomlinsons will again be running their popular Mother's Day Portrait Competition, open to children from Reception to Year 6 at a number of participating local schools. For further details contact Dan Rigby on 020 8761 4526

The likes of Sevenoaks School and, inset, Bromley High offer a host of sporting opportunities for pupils

SPORTING CHANCE

A new report suggests PE lessons are on the wane, but a love for physical activity doesn't necessarily have to start at school

Words SUE LAIDLAW

If you struggle to keep your hallway free of an assortment of kitbags, dirty football, rugby, lacrosse or hockey boots, and are fed up with a constant stream of dirty kit, then the latest research might come as a surprise.

The biggest survey of its kind for over four years has just been published and suggests that there has been a considerable drop in the amount of time given over to PE in schools – in fact, there appears to be a significant drop to less than two hours per week. The survey, conducted by the Youth Sport Trust, also suggests that links between school and community sports projects have also fallen.

Whilst there is no reason to doubt that this is not accurate, perhaps it doesn't paint the entire picture. In our local community, as well as in family life and amongst friends, there is certainly little evidence of lack of interest or activity in sport. Saturdays are a timetable of fixtures; local parks are filled with eager little boys in football kit, and much older veteran boys doing their best to look as lively as the eager little boys!

One can conclude that, for those who have a natural interest in physical activity, whether there are more or less than two hours sport in school, there will always be some outlet for that desire to get moving. It doesn't need to be planned or expensive.

Perhaps what is more significant is making options for physical activity accessible and appealing to those children for whom it is naturally less appealing, whatever their age. Finding an activity that will engage young children can set them on a path to enjoying sport for life. It doesn't need to be competitive – indeed this is the root of the problem for some children, but for others this is the key to success.

Sustaining interest into the teenage years can also be a challenge. One Headmistress has recently commented that many teenage girls are left with a lack of confidence and interest if an old-style approach to PE is adopted. However, many schools do a very good job in providing a wide selection of options, particularly for girls – Zumba and spinning classes to name but two.

At home, offering options for interesting regular physical activities and resisting the temptation to preach on the subject can reap rewards. Getting out as a family to take the dog for a walk or organising a Frisbee competition (followed by a BBQ) might just get things going.

Whilst surveys can highlight these issues, it is surely the responsibility of not only schools, but parents, families, volunteers and communities to open the doors to all children to experience the fact that physical activities are fun.

Sue Laidlaw is Senior Partner at Laidlaw Education, Laidlaw Hall and Laidlaw School Search. See more at laidlaweducation.co.uk, laidlawhall.co.uk (020 8487 9517) and laidlawschoolsearch.co.uk (020 3674 2339)

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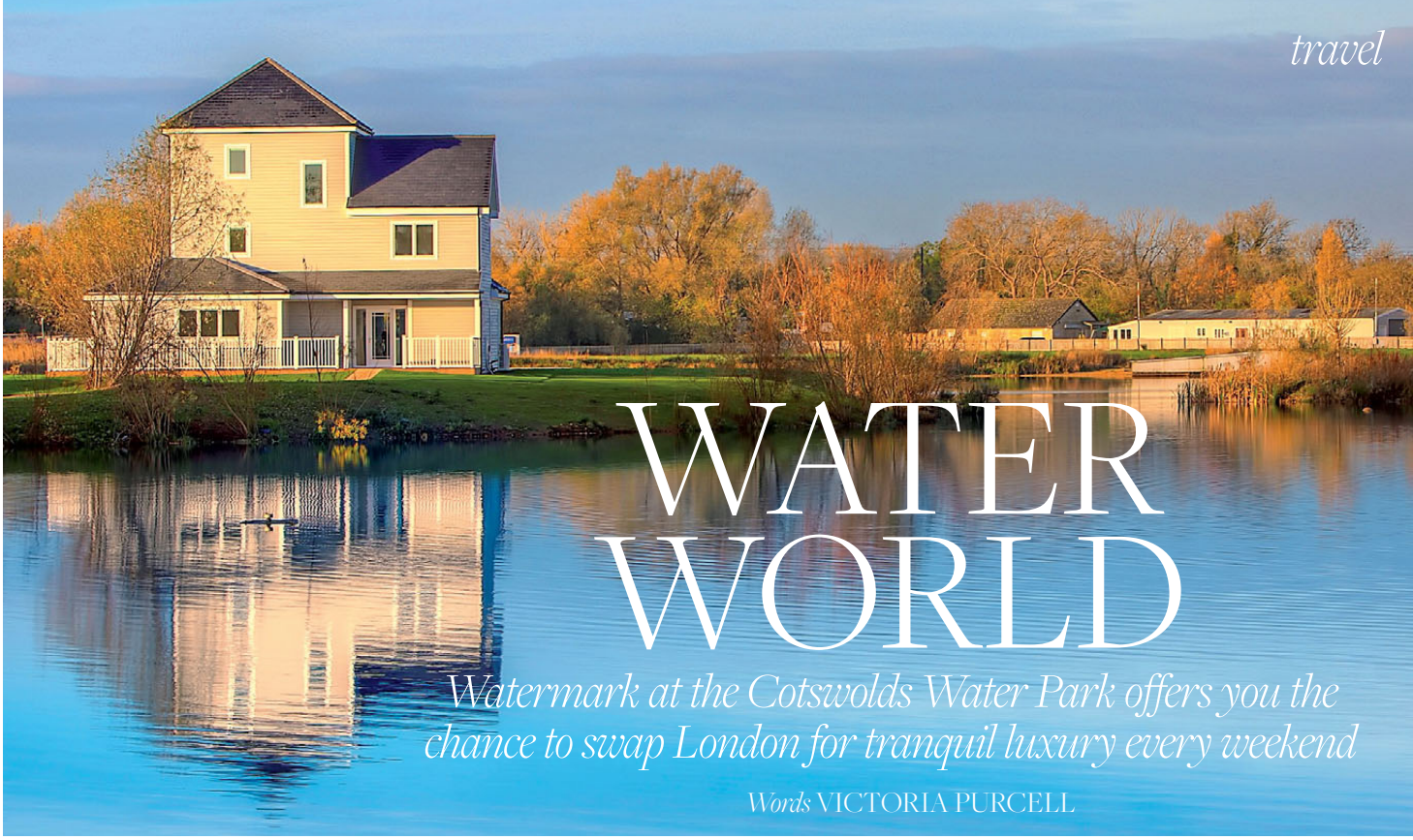


WATER WORLD

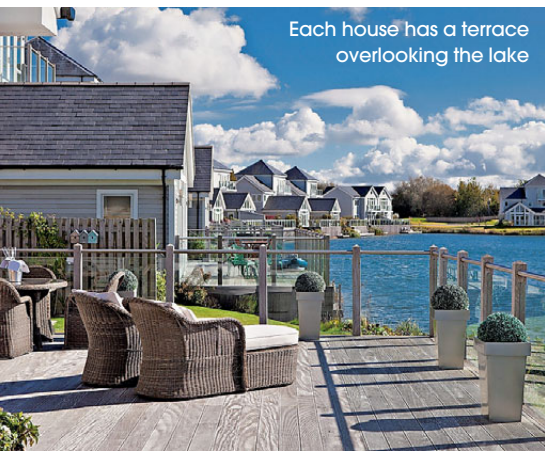
Watermark at the Cotswolds Water Park offers you the chance to swap London for tranquil luxury every weekend

Words VICTORIA PURCELL

A beautiful holiday home on Summer Lake, imagine that. A wonderland of peace and tranquility where friends and family gather to linger over dinner on the expansive, lakeside terrace. It sounds beyond idyllic, but it's very much within grasp – Summer Lake is the latest development of luxury lock-up-and-leave lodges by Watermark, set within the Cotswold Water Park.

There are 147 lakes in this part of the Gloucestershire countryside, and Watermark has holiday homes on six of them. Summer Lake, the last of the lakes to be developed, is home to 50 huge, New England-style detached lodges, available to rent for short stays or to buy as a second home (22 remain to be sold).

I took the other half off for a weekend at 20 Summer Lake, a three-storey, five-bedroom property featuring stylish, neutral decor – pepped up with the odd New England blue-and-white stripe – a well-equipped kitchen for keen cooks and contemporary bathrooms. The L-shaped open-plan living space feels as cosy as it does expansive, and three sets of French doors lead you to the roomy terrace (complete with barbecue, dining table and hot tub).



Each house has a terrace overlooking the lake

The contemporary interiors open on to the lakeside deck

If you're arriving on a Friday evening after a long working week, you can arrange for dinner to be delivered – just pop it in the oven on arrival. Ours bore the logo of Gusto, a local deli, and was delicious – slow-cooked beef with chilli, truffle mash and winter veg. You can also have groceries delivered so you don't have to shop en route.

Imagine a wonderland of tranquility where friends gather on the lakeside terrace

The Cotswolds Water Park lends itself to plenty of activities. Try your hand at clay pigeon shooting (Sean O'Keeffe at Old Downs Pursuits is great), amble about the lakes, play golf, go fishing, head for the spa or dabble in various watersports. Equally, I found lazing about the house, book in one hand, wine in the other, or simply gazing out over the glistening lake, rather wonderful. And if you're into horses, it's also conveniently placed for Cheltenham Racecourse.

Be sure to visit the nearby Wild Duck Inn in Ewen one evening. It's everything you'd expect an old country pub to be with dark wooden beams, creaky floors, a great atmosphere and wonderful food (think lamb with truffle mustard crust and pork belly with cider sauce).

After such a lovely weekend on Summer Lake in the depths of winter, I can hardly bear to imagine how glorious it would be in the sun...

TRIP NOTES

Three nights self-catering at 20 Summer Lake (sleeps nine) starts from £848, call 01285 869 181). Homes for sale are priced from £445,000 to £1.3 million, call 01285 869 031. See watermarkcotswolds.com

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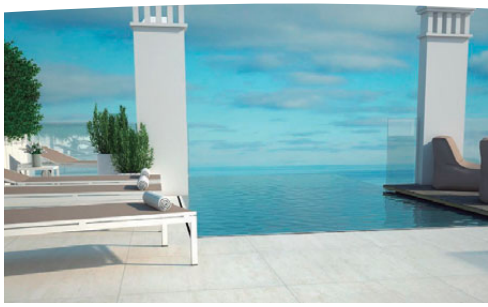

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LANDELLS ROAD £725,000

This charming three bedroom, Victorian terraced house is situated at the top end of Landells Road. The house offers three double bedrooms, modern kitchen and a bright spacious double reception with doors out onto a landscaped, private garden to the rear.

LORDSHIP LANE, SE22 £549,950

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ACRE DRIVE, SE22 £725,000

This fantastic modern, three double bedroom, house is situated at the secluded end of a quiet close, just off Crystal Palace Road. The house offers a super modern kitchen, large reception with doors out onto a landscaped garden with lawned and decked areas, three double bedrooms, bathroom and off street parking.

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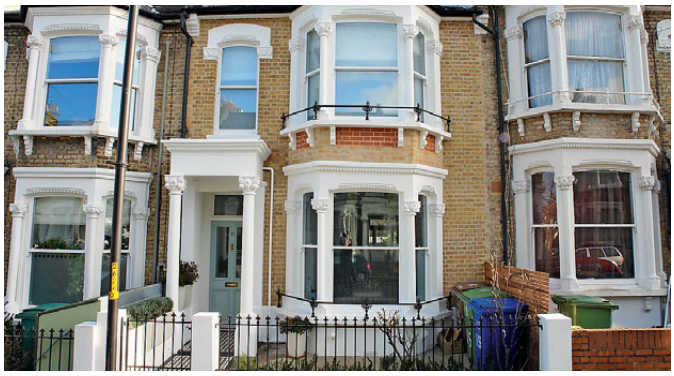


KESTON ROAD, SE15 £2,200 PCM

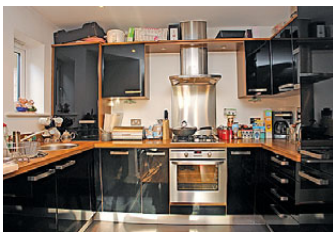
Handsome four bedroom, two bathroom house, on a quiet road perfectly positioned between East Dulwich and Peckham Rye. The double reception room is very large but with the wood burning stove feels cosy. Goose Green park is a short walk away, and you have got the choice of either East Dulwich station or Peckham Rye station.

GLENGARRY ROAD, SE22 £2,750 PCM

A lovely large four bedroom, Victorian terrace, semi-detached house, close to Dulwich Village and the shops on Lordship Lane. Huge double reception, modern family kitchen-diner, four double bedrooms.

GROVE PARK, SE5 £1,400 PCM

This has to be one of the prettiest locations in Camberwell, situated just off Camberwell Grove. The flat is split over two floors and offers a large and interesting space to live in. Superb location close to the bars and restaurants of both Camberwell and the Bellenden Road. Transport links via Denmark Hill include the overground tube links for the East London Line.



OVERHILL ROAD, SE22 £1,650 PCM

A fantastic two double bedroom, two bathroom modern flat, located in a quiet location in the centre of East Dulwich. The property is extremely well presented throughout and is available from early March to move in. Dulwich Park and the bars and restaurants on Lordship Lane are a short distance away with easy access to links to Central London.

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SOTOGRANDE €3,280,000 REF: W156

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JIMENA DE LA FRONTERA €1,250,000 REF: WW195

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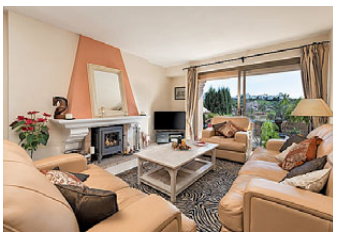
Winkworth

WINKWORTH SPAIN
EXPERIENCE THE DIFFERENCE

ESTEPONA

€795,000 REF: WW196

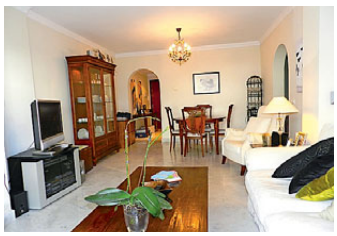
An exceptionally stylish interior designed 4 bedroom 3 bathroom villa. Beautiful internal and external features include a feature fireplace, ornate cornicing and a lily pond and waterfall. Situated only 5 minutes from the luxury yachting marina of Puerto Banus.



BENAHAVIS (ESTEPONA)

€360,000 REF: WW207

This beautiful duplex penthouse apartment is situated within a quiet, gated community just five minutes from the famous yachting marina of Puerto Banus. The spacious accommodation includes 3 double bedrooms, 3 bathrooms and a large terrace with barbecue and summer kitchen.



GUADALMINA (MARBELLA)

€220,000 REF: WW201

A bright 3 bedroom apartment situated on a beach and golf side gated complex just 300 meters from the beach and walking distance to the local shopping centre. The communal areas include a swimming pool and attractive mature gardens. An ideal holiday apartment at a very competitive price.

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Brixton Sales
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Welcome to Paradise

Asking Price £450,000
Jebb Avenue, Brixton SW2
Ref: 8980

This fantastic four bedroom flat set on the upper floor of this purpose built development provides amazingly spacious accommodation to allow extremely versatile use.

- Four Bedrooms
- Purpose Built
- Chain Free
- Separate Kitchen
- Excellent Investment
- Close to Transport

EPC Rating D

Call Brixton Today

All the 'I Wants'

Asking Price £399,950
Ferndale Road, Brixton SW9
Ref: 8878

This delightful flat set on the fourth floor could be the answer to your dreams, with a stunning presentation throughout to please the most discerning of tastes.

- Double Bedroom - 4th Floor
- Plug in & Play
- Spacious Reception
- Luxury Fitted Kitchen
- Close to Tube

EPC Rating D

Not To Be Missed!

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What You Have Been Working For

Asking Price £474,950
Cotherstone Road, Brixton SW2
Ref: 8997

Dreams can come true - Two double bedrooms will ensure no arguments over who gets which room and the delightful private rear garden means the Spring and Summer parties are sure to go off with a bang.

- Two Double Bedrooms
- Chain Free
- Private Garden
- Residential Location
- Victorian Property
- Luxury Kitchen

Make It Yours!

Incredible but True

Guide Price £540,000 - £560,000
Robsart Street, Brixton SW9
Ref: 8854

Imagine weekend mornings with al fresco espresso and croissant whilst enjoying inspiring views from the wraparound balcony accessed off the bright and inviting open plan reception room.

- Two Double Bedrooms
- Inspiring Views -5th Floor
- Wraparound Balcony
- Luxury Fitted Kitchen
- Open Plan Reception
- Chain Free

EPC Rating B

Call Brixton Today

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Camberwell Sales
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Charm And Character Galore

OIRO £705,000

Sansom Street

Ref: 4542

This mid terrace, great home, in one of Camberwells most sought after Victorian roads, boasts a front garden perfect for the odd cycle, and a charming rear garden. The accommodation is arranged over two floors. There are two reception rooms, a smart white fitted kitchen, with upstairs offering two good spacious doubles and a family bathroom.

- Mid Terrace House
- Two Bedrooms
- Two Receptions
- Family Bathroom
- Rear Garden
- Great Location
- Good Transport Links

EPC Rating TBC

Call Now

A Home For All Reasons

£375,000

Ethnard Road

Ref: 4650

This split level maisonette, arranged over ground and first floor levels, is certainly worth consideration. The great size, bright reception room is nicely finished with laminate flooring with access out to the patio garden, the perfect place to relax. The good size kitchen has a range of smart white wall and base units, complimented by mosaic wall tiling and tiled flooring.

- Maisonette
- Three Bedrooms
- Spacious Reception
- Fitted Kitchen
- Family Bathroom
- Double Glazing
- Front Garden
- Paved Rear Garden

EPC Rating C

Don't Miss Out

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Crystal Palace Sales
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The Ultra In Executive Homes

GUIDE PRICE £800,000-£850,000

Hamlyn Gardens

Ref: 7266

A magnificent, modern townhouse finished to a very high standard and affords a combination of elegance and eco friendly living. This spacious home is set on a private road where the neighbours hold their own street party, and is just a short walk away from Westow Park and 'The Triangle'.

- Unique Townhouse
- Four Double Bedrooms
- Divine Kitchen/Breakfast Room
- Two En Suite Shower Rooms
- Family Bathroom
- Garage
- Set Over Four Floors
- NHBC 10 Year Guarantee

EPC Rating C

Book Your Viewing Today

Character And Charm

£340,000

Queen Mary Road

Ref: 7254

A divine, two bedroom, Victorian style, garden flat with a lovely private west facing rear garden. Affording lots of character features and a kitchen with plenty of room for a table and chairs, this would make a great first home.

- Garden Flat
- Two Double Bedrooms
- Kitchen/Breakfast Room
- Separate Cloakroom
- Two Piece Shower Room
- Private Garden
- Excellent Transport Links
- Chain Free

EPC Rating C

Chain Free Call Now!

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Dulwich Sales
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Stunning Views

£999,995

Canonbie Road

Ref: 8503

A stunning five bedroom, semi detached, 1930s house, with off street parking is located in the very popular Canonbie Road in Forest Hill. Beautifully maintained throughout, this wonderful house has everything to offer. This stylish Forest Hill family home is a must view.

- Five Bedrooms
- Fabulous Views
- Stylishly Decorated
- Close To Honor Oak Park Station
- Great Local Schools
- Contemporary Finish
- Excellent Transport Links
- Family Home

EPC Rating C

Call To View

Quality Accommodation

£615,000

Heber Road

Ref: 8633

This charming period flat offers spectacular views of London and is situated in a very handsome building, on the popular Heber Road off Lordship Lane. The property offers generous accommodation with two double bedrooms and study room and a wonderful reception room. This really is a knock out property and a must view.

- Two Double Bedrooms
- Study Room
- Great Location
- En Suite To Master
- Period Style Features
- Flat/Apartment
- Fabulous Views

EPC Rating C

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Warmth - Style - Charm

£750,000

Ryedale

This attractive and inviting three bedroom, family home stands proudly on a quiet and good looking road in East Dulwich. The property is finished to a high standard. Situated in an excellent location, close to amenities, Peckham Rye Park and a choice of transport links into Central London. Being offered chain free, call haart Dulwich to view.

- Mid Terrace Home
- Three Bedrooms
- Excellent Decor
- Close To Amenities & Transport Links
- Chain Free
- Ready To Move In
- Period Property

EPC Rating C

Don't Miss Out!

Handsome And Connected

£975,000

Blenheim Grove

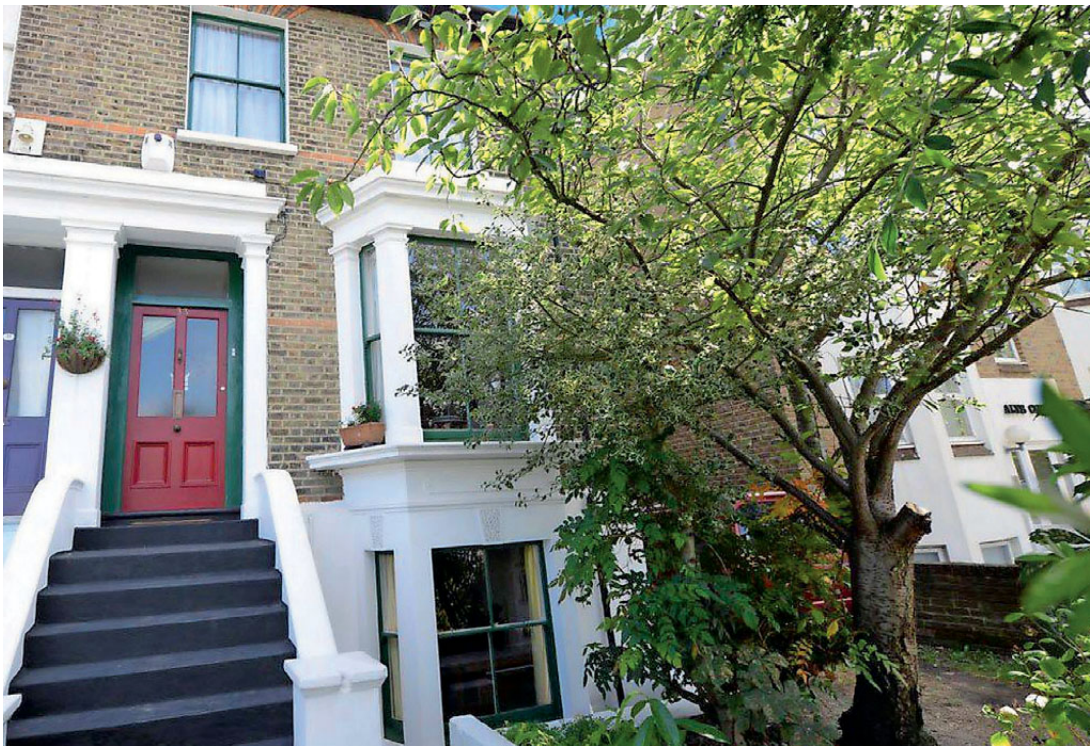
Ref: 8494

This superb five bedroom, Victorian house is arranged over three floors, giving the property a versatile configuration. Added benefits include off street parking and a leafy garden. This is a great home with bags of character in flourishing SE15. Viewings are highly recommended.

- Semi Detached Home
- Five Bedrooms
- Three Storeys
- Off Street Parking
- Victorian Property
- Good Transport Links

EPC Rating C

Call Dulwich Today



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Silvester Road, SE22 £1,200,000 Freehold
A fabulous, 2 bedroom former bakery offering wonderful living and entertainment space with plenty of light, roof lanterns and marvellous industrial features. **EPC:E**

Wood Vale, SE23 £1,650,000 Freehold
A 4 bedroom Victorian house in East Dulwich with a stunning 150' garden. **EPC:D/E**

Turney Road, SE21 £1,395,000 Freehold
A fabulous 4 bedroom Edwardian family house in the heart of Dulwich. **EPC:C**

Fox Hill, SE19 £1,350,000 Freehold
An elegant townhouse in one of the most sought-after roads in Crystal Palace. **EPC:E**

Highfield Hill, SE19 £899,000 Freehold
A lovely 4 bedroom 1930s family home set back from the road. **EPC:F**

Elder Road, SE27 £465,000 Freehold
A charming early Victorian 2 bedroom cottage overlooking Norwood Park. **EPC:D**

Kestrel Avenue SE24 £3,800 per month*
Stunning five bedroom family house in Herne Hill. Unfurnished.

Beulah Hill SE19 £3,500 per month*
Stunning modern family home with five double bedrooms. Unfurnished.

Winterbrook Road SE24 £4,500 per month*
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The Residence, Southwark, is a collection of studio, one, two and three-bedroom apartments

BUILDING FOR THE *FUTURE*

Darren Maddox of Linden Homes on why sustainability is so important in 21st century home building

Linden Homes has been named as Sustainable Developer of the Year at the What House? Awards. The company was praised not only for its environmental effort, but also for working to bring social benefits to the communities in which they build.

The judges noted that, 'Sustainability is about more than solar panels, airtightness and insulation – it is a way of thinking. Linden Homes understands this and is doing everything it can to ensure sustainable thinking permeates every level of its business and every action it takes.'

Darren Maddox, Managing Director of Linden Homes South East, tells us more...

Why is sustainability so important in 21st century home building?
Climate change, a growing population, protecting the environment – these are all issues that face us in 21st century Britain. I believe that sustainability is at the heart of tackling these challenges. It's about thinking in the long-term, not just for today. We have the technology; now we need to fully commit to working towards sustainability as an industry.

Are social sustainability and the community also part of this?
Yes. These are central to sustainable building because it's the element that often has the most tangible impact on how people live their lives. For us, it's also the most direct way we can involve customers and neighbours, like raising £14,000 for Great Ormond Street Hospital Children's Charity from a charity golf day. Getting involved means we hear what communities have to say, what they want and how to support their neighbourhoods.

What sustainability measures have you taken in recent local projects?
The Residence at Blackfriars is a fine example of how Linden Homes' energy efficient materials and techniques – double glazing, insulation, water meters, efficient boilers – help homeowners reduce their carbon footprint. We've thought ahead too with a community roof garden, properties that can be customised for disabled buyers, and an emphasis on public transport.

Meanwhile, the homes at Century Gate in Beckenham have all been built to level 3 of the Code for Sustainable Homes and supplied with energy efficient appliances, reduced-emission gas boilers, water-saving fixtures and phone and power points to help people work from home rather than drive to work.

See lindenhomes.co.uk

An interior-designed detached house at Century Gate, Beckenham

HARVEY & WHEELER

ESTABLISHED LONDON 1855

27 Dulwich Village • London • SE21 7BN • 020 8693 4321

THURLOW PARK ROAD SE21

Sole Agents **£1,750,000**

Substantial Victorian c.1880 detached double fronted property with a GIA of 4128 sq ft (383.49 sq m). The house was converted into 3 self contained flats but the whole house is in single ownership and it may be possible to convert the property back to a family home, subject to any necessary consents. Overall accommodation: 9 bedrooms, 4 reception rooms, 3 bathrooms, 3 kitchens, 3 separate WCs, 3 storage areas, garage/basement, off street parking and garden 210' x 46' (64.01m x 14.02m). EPC Rating (D, E, F)

ALLEYN PARK SE21

Sole Agents **£1,650,000**

Very rarely available, a spacious detached family house in this much sought after residential road in West Dulwich and has a GIA of 2367 sq ft (220 sq m). The house is in very good decorative order and offers 3 bedrooms, en suite shower room, bathroom, reception room, dining room, kitchen, utility study, garage, conservatory, off street parking and garden 70' x 31'1'' (21.34m x 9.47m). There may be scope for further extension subject to any necessary consents. EPC Rating (E)

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ESTABLISHED LONDON 1855

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RED POST HILL SE21

Joint Sole Agents **£3,550,000**

A substantial Edwardian detached house on an imposing corner plot with walled garden and has a GIA of 4949 sq ft (459.76 sq m). Accommodation: Master bedroom with en suite bathroom and dressing room, 5 further bedrooms, 3 shower rooms (2 ens), drawing room, dining room, study, kitchen/breakfast room, conservatory, cloakroom/W.C, utility room, garage, off street parking, front and rear garden. EPC Rating (E).

AUCKLAND ROAD SE19

Owner's Agent **£1,999,500**

A lovely detached Victorian family house in the Gothic style with a GIA of 4184 sq ft (388.69 sq m). Accommodation: 6 bedrooms, 3 bathrooms (1 en suite), 2 shower rooms, study room, dining room, reception room, kitchen, loft, basement, garage, off street parking and garden 88'9" x 67' (27.05m x 20.42m). EPC Rating (E).

HENGRAVE ROAD SE23

Owner's Agent **£1,750,000**

A substantial detached Edwardian family house with a GIA of 4176 sq ft (388 sq m). Accommodation: 7 bedrooms, 2 bathrooms, 2 reception rooms, office room, study room, kitchen, 2 separate WC, conservatory, utility room, coal room, storage, cellar, store, double garage, off street parking and garden 71'8" x 64'4" (21.84m x 19.61m). EPC Rating (E)

ROSENDALE ROAD SE21

Joint Sole Agents **£1,595,000**

One of a pair of newly renovated double fronted family houses in Rosendale Road and has a GIA of 2142 sq ft (199 sq m). Accommodation: 4 bedrooms, 2 bathrooms (1 en suite), 3 reception rooms, spacious kitchen/dining room, utility room, basement, off street parking and garden that extends to 39'2" (11.94m). EPC Rating (D)

ILDERSLY GROVE SE21

Sole Agents **£1,500,000**

A detached period house with a GIA of 2863 sq m (265.97 sq m) and arranged over four floors. Accommodation: 5 bedrooms, 3 bathrooms (2 en suite), double reception room, kitchen, cloakroom/wc, roof terrace and garden 48'9" x 30' (14.86m x 9.14m). There is also an apartment on the lower ground floor which consist of: 1 bedroom, reception room, kitchen, bathroom and enclosed courtyard. EPC Rating (F)

BELVEDERE ROAD SE19

Sole Agents **£1,275,000**

A charming semi detached Victorian House with a GIA of 1667 sq ft (154.87 sq m) and located in a sought after residential street in Crystal Palace. Accommodation: 4 bedrooms, family bathroom, separate WC, 2 reception rooms, kitchen/dining room, conservatory, studio, 2 outdoor storage, off street parking and garden 131'3" x 20'2" (40m x 6.15m). EPC Rating (E).

COLLEGE GARDENS SE21

SOLD

ILDERSLY GROVE SE21

SOLD

COLLEGE GARDENS SE21

SOLD

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Ideal home

This beautiful home on the outskirts of Dulwich wood has recently undergone a fantastic refurbishment

Situated in an idyllic private residence surrounded by protected ancient woodland, this three-bedroom maisonette on Great Brownings, SE21, has recently undergone a wonderful, contemporary renovation. The property is moments away from a mainland rail service, reaching Victoria Station in just 14 minutes. It is also within walking distance to desirable local amenities such as Dulwich Picture Gallery, the park and Dulwich and Sydenham Hill Golf Club.

Striking features include an architect-designed open-tread staircase, a stylish, open-plan lounge/diner with breakfast bar through to the kitchen, and a spa-style en suite with natural stone bath to the master bedroom.

The second floor has engineered silvered oak flooring and other features include discreet cabling for a home cinema, bespoke, integrated woodwork, brand new UPVC double-glazing throughout and a separate double garage. The property also benefits from a 140-plus year lease. **On the market for £650,000 (leasehold) from Spencer Kennedy, Dulwich, on 020 8693 7835. See spencerkennedy.co.uk**

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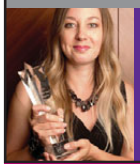

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MY DREAM HOME

Camberwell Grove is one of the most desirable streets in the area, stocked with lovely properties like this one

This apartment within a Grade II-listed Regency building occupies the entire ground floor

CAMBERWELL BEAUTY

Gemma Hinton, Director of Lettings at Winkworth, Dulwich, tells us why this magnificent three-bedroom lower-ground floor maisonette in Camberwell is a dream property

Why it's a great buy

Camberwell Grove is a beautiful tree-lined road just on the borders of East Dulwich, Peckham Rye and Camberwell with grand period buildings. Georgian developers certainly knew how to build houses of distinction and this apartment within a Grade II-listed Regency building is a great example of that.

The wow factor

The lovely entrance hall with oak flooring leads to a magnificent reception room and the kitchen-diner has French doors opening on to a sunny private garden. The apartment occupies the whole ground floor, with its own front door, and the master bedroom benefits from an en suite shower room.

Who it would suit

With excellent schools nearby and transport links from Denmark Hill to central London (plus Shoreditch is now just a train ride away), it would suit either a young couple or family.

About the area

The area has changed so much in the last few years. It now has everything you could possibly need including independent shops, galleries, great pubs and fantastic places to eat out.

This property was recently let for £2,200pm. For similar properties call Winkworth, Dulwich on 020 8299 2722 or see winkworth.co.uk

Roy Brooks

PILGRIMS CLOISTERS, SE5

£219,995

First-floor studio apartment in gated GII listed alms development with impeccable interior, separate bathroom and communal gardens. Close to Camberwell Green and Elephant & Castle. These Victorian purpose-built apartments make brilliant city crash pads and inexpensive starter-homes. Buyers living alone or staying here part-time will appreciate the security on offer: the development is gated, this studio is on the first floor and we'll wager you'll know your neighbours within a week. Smart white kitchen units, a built-in stainless steel oven/hob, a breakfast bar, large storage cupboards and cork flooring makes a good-looking kitchen area. Original wood shutters remain at the main window, there's a (possibly original) cast-iron radiator and a fireplace missing the grate. The up-to-date bathroom has a simple white suite, heated towel rail and cork floor.

For sales call Felicity, Stacy, Colin and Elaine

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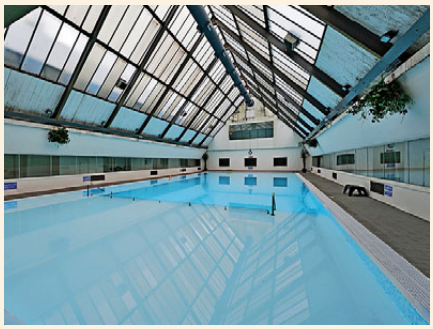
HAWKSLADE ROAD, SE15 £740,000

Charming 3 double bed home with creative interior. Period features, huge kitchen/diner, interconnecting receptions, part-decked garden. Close to Ivydale Primary School, two Harris academies and trains at Crofton Park and Honor Oak.



FROBISHER PLACE, SE15 £680,000

Utterly up-together 4-bed house in delish Deco development. Superior interior, 2 bathrooms and en suite, carport and south-facing garden. Gated community with swimming pool, gym and tennis courts close to zone 2 trains/London Overground.

For lettings call Kelly and Mel

Spencer Kennedy

NEW INSTRUCTION

WOODHALL DRIVE • SE21 £1,999,950

A spacious, contemporary four bedroom detached house, circa 1960, located within the Dulwich Estate, on one of the most sought after private roads. The property is surrounded by protected woodland and situated close to St Stephens Church on College Road. Offering views over the South London Skyline the house is very light internally with the use of picture windows. There is a porch and large entrance hall with doors off to the rear reception room, kitchen breakfast room, and a further south facing room used as a guest bedroom suite with adjoining shower room. The main reception room has a dining area with steps down to the sitting room overlooking the rear garden. On the first floor there are three double bedrooms with the spacious master benefitting from a walk in wardrobe and adjoining en-suite bathroom. There is a further family bathroom to this floor. Externally there is a large driveway with ample parking and access on either side to the rear garden, largely laid to lawn with summer house, dining terrace and direct access to the Dulwich Woods.

NEW INSTRUCTION

HOLLINGBOURNE ROAD • SE24 £1,499,950

A rare opportunity to acquire a substantial double fronted period house situated within the popular North Dulwich triangle. The property offers an abundance of period features throughout including cast iron fireplaces, original tiled entrance hall, ceiling cornice and sash windows. Accommodation is arranged over three floors and comprises three reception rooms, fitted kitchen and a shower room to the ground floor. To the first floor there are four spacious and bright double bedrooms and a family bathroom with separate WC. The second floor benefits from three further bedrooms including two double rooms with eves storage. Externally there is a larger than average rear garden with a variety of mature shrubs and border planting as well as trees that provide a natural screen to the rear. This is a truly superb property that, when modernised, will return to a wonderful family home.

WOODWARDE ROAD • SE22 £1,499,950

Beautifully designed and presented – this splendid five bedroom family home, located in the centre of Dulwich Village, benefits from an abundance of original period features and a lovely south west facing garden. On the ground floor there is a front reception room and rear reception room – both with period features – and the rear room leading to the garden through French doors. There is an excellent light kitchen/breakfast room with integrated appliances, off which is a utility and shower/cloakroom. On the first floor there is an exceptional master bedroom extending to approx 17ft with original fireplace and square bay window to the front. There are two further double bedrooms, a single bedroom and a family bathroom on this floor. To the second floor there is a spacious bathroom and double bedroom with velux windows. The sunny, rear garden is delightful, with a variety of mature plants, lawn and a raised patio area. The property offers the unique possibility of finalising the original basement excavation that began in 1906 when the house was built (subject to all the usual consents).

ALLEYN CRESCENT • SE21 £735,000

Spencer Kennedy are delighted to offer for sale this modern town house situated on a popular road within close proximity to all the local amenities of West Dulwich including Cafe Rouge, Tesco's Local and West Dulwich mainline station. Accommodation is bright and spacious throughout and arranged over three floors. To the ground floor there is a fourth bedroom / study, separate shower room and access to the garage and rear garden. The first floor comprises a large reception room and a open plan kitchen / diner with the remaining three bedrooms and family bathroom on the second floor. Alleyn Crescent is a private no through road well situated for all the excellent local schools, including Dulwich College, The Prep and Kingsdale School.

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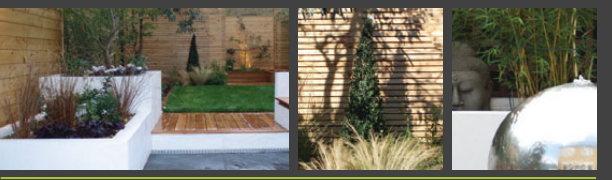

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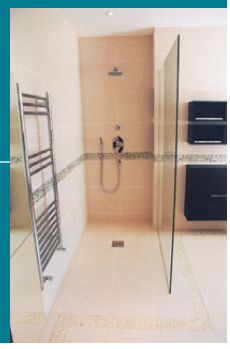

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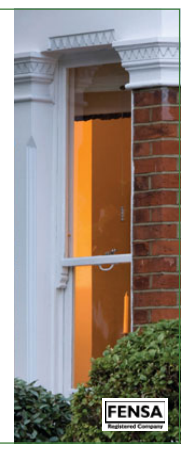

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